

**RESOLUTION NO. CZAB14-29-05**

*WHEREAS*, **DEAN COLSON & HENRY QUINTANA** applied for the following:

AU to EU-S

**SUBJECT PROPERTY:** The north ½ of the parcel described as beginning 466.7' west of the Northeast corner of the NE ¼ of the SE ¼ of Section 2, Township 57 South, Range 38 East; thence west 470.1'; thence south 930'; thence east 470.1'; thence north 930' to the Point of beginning.

**LOCATION:** South of theoretical S.W. 288 Street & 466' west of theoretical S.W. 187 Avenue, Miami-Dade County, Florida, and

*WHEREAS*, a public hearing of the Miami-Dade County Community Zoning Appeals Board 14 was advertised and held, as required by law, and all interested parties concerned in the matter were given an opportunity to be heard, and at which time the applicant proffered a Declaration of Restrictions, and

*WHEREAS*, upon due and proper consideration having been given to the matter, it was the opinion of the Board that the requested district boundary change to EU-S would not be compatible with the neighborhood and area concerned and would be in conflict with the principle and intent of the plan for the development of Miami-Dade County, Florida, and should be denied, and said application was denied by CZAB14-6-05, and

*WHEREAS*, **DEAN COLSON & HENRY QUINTANA** had appealed the decision of Community Zoning Appeals Board 14 to the Board of County Commissioners for the following:

AU to EU-S

**SUBJECT PROPERTY:** The north ½ of the parcel described as beginning 466.7' west of the Northeast corner of the NE ¼ of the SE ¼ of Section 2, Township 57 South, Range 38 East; thence west 470.1'; thence south 930'; thence east 470.1'; thence north 930' to the Point of beginning.

**LOCATION:** South of theoretical S.W. 288 Street & 466' west of theoretical S.W. 187 Avenue, Miami-Dade County, Florida, and

WHEREAS, after reviewing the record and decision of Community Zoning Appeals Board 14, and after having given an opportunity for interested parties to be heard, it was the opinion of the Board to vacate resolution CZAB14-6-05 and to remand the application back to Community Appeals Board 14 for further consideration, and said application was remanded by resolution Z-8-05, and

WHEREAS, **DEAN COLSON & HENRY QUINTANA** applied to Community Appeals Board 14 for the following:

AU to EU-S

SUBJECT PROPERTY: The north ½ of the parcel described as beginning 466.7' west of the Northeast corner of the NE ¼ of the SE ¼ of Section 2, Township 57 South, Range 38 East; thence west 470.1'; thence south 930'; thence east 470.1'; thence north 930' to the Point of beginning.

LOCATION: South of theoretical S.W. 288 street & 466' west of theoretical S.W. 187 Avenue, Miami-Dade County, Florida

WHEREAS, a public hearing of the Miami-Dade County Community Zoning Appeals Board 14 was advertised and held, as required by law, and all interested parties concerned in the matter were given an opportunity to be heard, and at which time the applicant proffered a Declaration of Restrictions which among other things provided:

That said Property shall be developed substantially in accordance with the plan previously submitted, prepared by Haddone Corp., entitled "Proposed Subdivision of SW 288<sup>th</sup> Street and 187<sup>th</sup> Avenue, Miami, Florida, for SW 288 ST.," bearing Job. No.: 04174, a copy of said plan being on file with the Miami-Dade County Department of Planning and Zoning, and by reference made a part of the agreement.

WHEREAS, upon due and proper consideration having been given to the matter, it is the opinion of this Board that a district boundary change to EU-1 in lieu of the requested district boundary change to EU-S would be compatible with the neighborhood and area concerned and would not be in conflict with the principle and intent of the plan for the development of Miami-Dade County, Florida, and should be approved, and that the proffered Declaration of Restrictions should be accepted, and

WHEREAS, a motion to accept the proffered Declaration of Restrictions and to approve a district boundary change to EU-1 in lieu of EU-S was offered by Don Jones, seconded by Wilbur B. Bell, and upon a poll of the members present the vote was as follows:

Samuel L. Ballinger	absent	Rose L. Evans-Coleman	aye
Wilbur B. Bell	aye	Don Jones	aye
Dawn Lee Blakeslee	aye	Curtis Lawrence	aye
Dr. Pat Wade			aye

NOW THEREFORE BE IT RESOLVED by the Miami-Dade County Community Zoning Appeals Board 14, that the requested district boundary change to EU-1 in lieu of EU-S be and the same is hereby approved and said property is hereby zoned accordingly.

BE IT FURTHER RESOLVED that, pursuant to Section 33-6 of the Code of Miami-Dade County, Florida, the County hereby accepts the proffered covenant and does exercise its option to enforce the proffered restrictions wherein the same are more restrictive than applicable zoning regulations.

BE IT FURTHER RESOLVED, notice is hereby given to the applicant that the approval herein constitutes an initial development order and does not constitute a final development order and that one, or more, concurrency determinations will subsequently be required before development will be permitted.

The Director is hereby authorized to make the necessary changes and notations upon the maps and records of the Miami-Dade County Department of Planning and Zoning and to issue all permits in accordance with the terms and conditions of this resolution.

PASSED AND ADOPTED this 26<sup>th</sup> day of July, 2005.

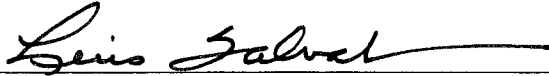
Hearing No. 04-12-CZ14-2  
Is

**STATE OF FLORIDA**

**COUNTY OF MIAMI-DADE**

I, Luis Salvat, as Deputy Clerk for the Miami-Dade County Department of Planning and Zoning as designated by the Director of the Miami-Dade County Department of Planning and Zoning and Ex-Officio Secretary of the Miami-Dade County Community Zoning Appeals Board 14, DO HEREBY CERTIFY that the above and foregoing is a true and correct copy of Resolution No. CZAB14-29-05 adopted by said Community Zoning Appeals Board at its meeting held on the 26<sup>th</sup> day of July 2005.

IN WITNESS WHEREOF, I have hereunto set my hand on this the 4<sup>th</sup> day of August, 2005.



Luis Salvat, Deputy Clerk (2678)  
Miami-Dade County Department of Planning and Zoning





**Department of Planning and Zoning**

Stephen P. Clark Center  
111 NW 1st Street • Suite 1210  
Miami, Florida 33128-1902  
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miamidade.gov

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**Planning and Zoning**

Police

Procurement Management

Property Appraiser

Public Library System

Public Works

Safe Neighborhood Parks

Seaport

Solid Waste Management

Strategic Business Management

Team Metro

Transit

Task Force on Urban Economic Revitalization

Vizcaya Museum And Gardens

Water & Sewer

August 2, 2005

Dean Colson & Henry Quintana  
c/o Jeffrey M. Flanagan, Esq.  
Carlos Williard & Flanagan  
999 Ponce de Leon Boulevard  
Suite 1000  
Coral Gables, FL 33134

Re: Hearing No. 04-12-CZ14-2 (04-129)  
Location: South of theoretical SW 288 street & 466' west of  
theoretical SW 187 Avenue, Miami-Dade County, Fla

Dear Messrs. Colson & Quintana:

Enclosed herewith is Resolution No. CZAB14-29-05, adopted by the Miami-Dade County Community Zoning Appeals Board 14, which accepted your Declaration of Restrictions and approved a district boundary change to EU-1, in lieu of the requested EU-S, on the above noted location.

Please note that any aggrieved party may appeal the Board's decision to the Board of County Commissioners, within 14 days from the date of posting on the 11<sup>th</sup> floor of the Stephen P. Clark Building, 111 N.W. 1<sup>st</sup> Street, Miami, FL 33128.

The date of posting is August 1, 2005. In the event an appeal is filed, any action undertaken during the appeal period is at the applicant's risk.

Sincerely,

Lou Salvat  
Deputy Clerk

Enclosure

*Under the Authority of the Board of County Commissioners*